

KENNETH AKA AJA FESAH JACKSON  
1425 OREGON STREET  
BERKELEY, CA 94702

Pro Se  
Oregon Park Senior Apartments Cooperative Legal Group

**FILED**  
OCT 28 2015  
SUSAN Y. SOONG  
CLERK, U.S. DISTRICT COURT  
NORTHERN DISTRICT OF CALIFORNIA

UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF CALIFORNIA

JPMORGAN CHASE BANK, N.A., A  
National Banking Association

Plaintiff,

vs.

OREGON PARK SENIOR APARTMENTS  
COOPERATIVE, A California Public Benefit  
Corporation, ANDRE NIBBS, an individual;  
DOUGLAS BUTLER, an individual;  
JUANITA EDINGTON, an individual; KEVIN  
WIGGINS, an individual; and KENNETH  
AKA AJA FASAH JACKSON, an individual;

Defendants.

CASE NO.: 15-CV-00536-jsw

**STIPULATION TO TERMINATE  
RECEIVERSHIP AND APPROVE  
RECEIVER'S FINAL ACCOUNTING**

Date: October 28, 2015

Time: 10:00 AM

Place: Courtroom C, 15<sup>th</sup> fl.

Judge: Hon. Laurel Beeler

**RECITALS**

1. On April 13, 2015, the Court appointed Kevin Singer as the Temporary Receiver ("Receiver") of Oregon Park Senior Apartments ("OPSA"). The April 13 Order stated that the Receivership would remain in effect until (1) agreement by all parties, (2) upon entry of an order by the Court that a new board of directors has been duly elected in full compliance with OPSA's Bylaws, (3) upon entry of an order by the Court finding good cause for removal of the Receiver, or (4) by further order of the Court. A new board has been elected and the parties wish the Receivership be terminated.

2. On July 10, the Receiver filed with the Court his motion for Final Accounting and Request for Orders (1) approving and settling Receiver's final accounting report; (2) approving final compensation and reimbursement costs for the Receiver; (3) exonerating all bonds; (4) approving and ratifying all of the Receiver's acts and transactions; (5) discharging Receiver; and (6) retaining jurisdiction regarding the Receivership.
3. On July 27<sup>th</sup>, 2015, Dale Anders and Kenneth Jackson ("Pro Se Defendants"), filed an Opposition to the Receiver's Final Accounting, requesting that the Court reduce Receiver's fees.
4. No other named parties in this matter have submitted opposition to the Receiver's July 10 motion for Final Accounting.
5. On August 19<sup>th</sup>, District Court Judge Jeffrey White vacated the August 21<sup>st</sup> hearing on the Receiver's Motion for Final Accounting, and referred the matter to Magistrate Judge Laurel Beeler, granting authority to Judge Beeler to address all outstanding issues at the settlement conference.
6. On August 26<sup>th</sup>, 2015, the Receiver filed with the Court his July 2015 Report and Notice of Intent to Pay Receiver's Fees and Expenses summarizing the status of the receivership and notifying the Court that July Monthly Receivership Accounting and Billing will be revised to include exact figures.
7. Unrelated to the Receiver's fees, on May 27, 2015, Defendants Oregon Park Senior Apartments Cooperative, Douglas Butler and Andre Nibbs filed a motion for attorney fees. On June 18, 2015, Judge White referred the motion for attorney fees to Magistrate Judge Vadas to prepare a report and recommendation.
8. On June 15, 2015, Juanita Edington and Kevin Wiggins, two pro se defendants, filed a motion opposing attorney fees. On July 10, Judge White referred the attorney fees motion to Judge Beeler for the purposes of a settlement conference scheduled for October 28, 2015.

#### STIPULATION

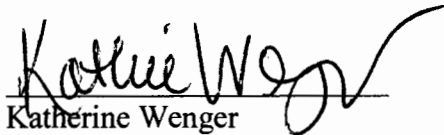
The Receiver and the Pro Se Defendants have agreed and stipulate to:

1. Approve Receiver's total fees and expenses for services rendered for the billing period of April 1, 2015 through October 28, 2015, with fees in the amount of \$70,014.50 and expenses in the amount of \$3,932.37.
2. Dismissing the Opposition to Motion for Final Accounting filed on July 27, 2015.
3. Receiver paying himself his remaining outstanding fees and expenses in the amount of \$22,986.74 from the funds in the Receivership Estate trust account.
4. Receiver shall pay legal fees and expenses of OPSA's litigation counsel, Brown, Church & Gee LLP, in the amount of \$12,500.00 by November 2, 2015.
5. Receiver distributing the remaining balance in the Receiver's trust account in the amount of \$123,276.24 to an account at a financial institution designated by the Board of Directors. The Board shall advise the Receiver in writing of this account information.


6. The Court finding that the new board of directors has been duly elected in full compliance with OPSA's Bylaws. These board members are as follows:
  - a. Billie Ward
  - b. Cheryll Agee
  - c. Dale Anders
  - d. Jeffrey Davis
  - e. Juanita Edington
  - f. Verna Joshua
  - g. Victor Coffield
7. The Court retaining jurisdiction over any matters or claims which may later arise concerning this Receiver Estate.
8. All bonds posted herein by Receiver and/or the Plaintiff are exonerated.
9. The Receiver is discharged and the Receivership Estate is terminated to give the new OPSA Board complete immediate control over OPSA.

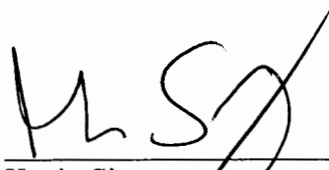
Facsimile signatures shall be treated as originals.

This is the entire agreement.

  
Katherine Wenger  
Brown, Church & Gee LLP  
Attorneys for Oregon Park Senior  
Apartments Cooperative, a  
California Public Benefit  
Corporation, Douglas Butler,  
individually and Andre Nibbs,  
individually

Dated: 10-28-15

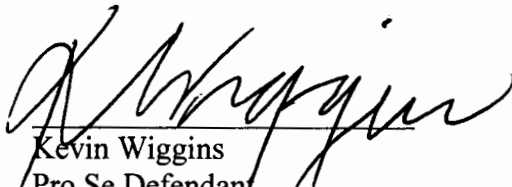
  
Kevin Singer  
Federal Court Receiver  
Dated: 10-28-15

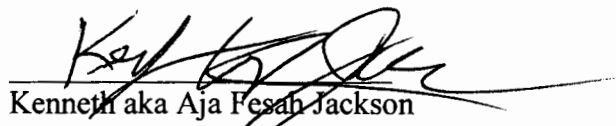
  
Kevin Singer  
Federal Court Receiver for Oregon Park  
Senior Apartments Cooperative, a  
California Public Benefit Corporation  
Dated: 10-28-15

On the Record and to sign by October 28, 2015

\_\_\_\_\_  
Juanita Edington  
Pro Se Defendant  
Title: OPSA Board Member

Dated: \_\_\_\_\_

  
\_\_\_\_\_  
Kevin Wiggins  
Pro Se Defendant  
Title: OPSA Manager  
Dated: 10-28-'15

  
\_\_\_\_\_  
Kenneth aka Aja Fesah Jackson  
Pro Se Defendant  
Title: OPSA Member  
Dated: 10/28/15

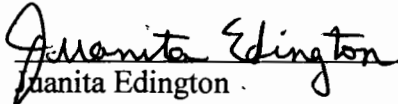
**ORDER**

It is so ordered.

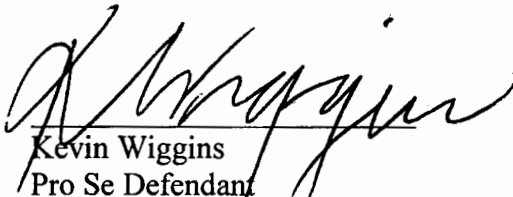
Dated: 10/28/2015 2015

By:   
\_\_\_\_\_  
Hon. Judge Laurel Beeler

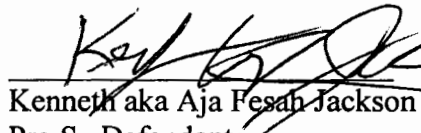
On the Record and to sign by October 28, 2015

  
Juanita Edington  
Pro Se Defendant  
Title: OPSA Board Member

Dated: 10-28-15

  
Kevin Wiggins  
Pro Se Defendant  
Title: OPSA Manager

Dated: 10-28-'15

  
Kenneth aka Aja Fesah Jackson  
Pro Se Defendant  
Title: OPSA Member

Dated: 10/28/15

ORDER

It is so ordered.

Dated: 10/28, 2015

By:   
Hon. Judge Laurel Beeler

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